

124.0

0004

0001.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,286,200 / 1,286,200

USE VALUE: 1,286,200 / 1,286,200

ASSESSED: 1,286,200 / 1,286,200


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		MAPLE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KAPINOS PETER J	
Owner 2:	
Owner 3:	
Street 1: 20 MAPLE ST	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER

Owner 1: BRADLEY MORTON C JR-LOUISE -
Owner 2: -
Street 1: 20 MAPLE ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 10,836 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Wood Shingle Exterior and 4350 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10836		Sq. Ft.	Site		0	90.	0.69	10									670,575						670,600	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size			Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							10836.000			610,400		5,200		670,600		1,286,200							
Total Card							0.249			610,400		5,200		670,600		1,286,200		Entered Lot Size					
Total Parcel							0.249			610,400		5,200		670,600		1,286,200		Total Land:					
Source: Market Adj Cost														Total Value per SQ unit /Card:		295.71		Land Unit Type:					

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	610,300	5200	10,836.	670,600	1,286,100	1,286,100	Year End Roll	12/18/2019
2019	101	FV	485,500	5300	10,836.	707,800	1,198,600	1,198,600	Year End Roll	1/3/2019
2018	101	FV	485,500	5300	10,836.	521,600	1,012,400	1,012,400	Year End Roll	12/20/2017
2017	101	FV	485,500	3800	10,836.	499,200	988,500	988,500	Year End Roll	1/3/2017
2016	101	FV	485,500	3800	10,836.	461,900	951,200	951,200	Year End	1/4/2016
2015	101	FV	457,100	3800	10,836.	387,400	848,300	848,300	Year End Roll	12/11/2014
2014	101	FV	457,100	3800	10,836.	378,500	839,400	839,400	Year End Roll	12/16/2013
2013	101	FV	457,100	3800	10,836.	360,600	821,500	821,500		12/13/2012

Parcel ID

124.0-0004-0001.A

!9648!

PRINT

Date	Time
12/11/20	00:05:43

LAST REV

Date	Time
02/27/20	13:57:35

danam

9648

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRADLEY MORTON	47427-389		5/10/2006		905,000	No	No		
	PR401-040		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/1/2019	1533	Alterati	22,600	C				
2/1/2018	116	Add Bath	17,000	C				
1/29/2018	103	Heat App	18,000	C				
8/1/2016	1055	Add Bath	36,000	O				add new 2nd fl bat

Date	Result	By	Name
9/16/2017	MEAS&NOTICE	HS	Hanne S
11/19/2008	Meas/Inspect	163	PATRIOT
9/16/2006	MLS	HC	Helen Chinal
11/24/1999	Meas/Inspect	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 15 - Old Style	Sty Ht: 2T - 2 & 3/4 Sty	Full Bath: 1	Rating: Average	A Bath: 1	Rating:	SEE SUBDIVISION PLAN 1682 OF 2005.								OPP (36)	4-9 3	14			
(Liv) Units: 1	Total: 1	3/4 Bath: 1	Rating: Average	A 3QBth:	Rating:									6	F	13			
Foundation: 3 - BrickorStone	Frame: 1 - Wood	1/2 Bath: 1	Rating: Average	A HBth:	Rating:									BMT (78)	8	13			
Prime Wall: 1 - Wood Shingle	Sec Wall: %	OthrFix: 1	Rating:	RESIDENTIAL GRID												UAT SFL	9 4-5 (5)	14	
Roof Struct: 3 - Gambrel	Roof Cover: 1 - Asphalt Shgl	Kits: 1	Rating: Good	1st Res Grid Desc: Line 1	# Units: 1									TQS	SFL	10			
Color: GREY	View / Desir:	A Kits: 1	Rating:	Level FY LR DR D K FR RR BR FB HB L O									FFL	F	10				
GENERAL INFORMATION				A Frpl: 2	Rating: Average									BMT (201)	(8)	17			
Grade: B- - Good (-)	Year Blt: 1910	Eff Yr Blt:	Location:	WSFlue: 1	Rating:									SFL	OPP	(28)			
Alt LUC:	Alt %:	Total Units:	Floor:	RES BREAKDOWN												UAT SFL	4-5 (7)	14	
Jurisdct:	Fact: .	% Own:	Name:	Exterior:	No Unit	RMS	BRS	FL									FFL (41)	10	13
Const Mod:	Lump Sum Adj:	Economic:	Override:	Interior:	1	10	5										10	10	5
INTERIOR INFORMATION				Additions:													OPP (150)	10	5
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Functional:	Total: 26.4 %	Kitchen:															
Sec Int Wall: %	Partition: T - Typical	Economic:		Baths:															
Prim Floors: 3 - Hardwood	Sec Floors: %	Special:		Plumbing:															
Bsmnt Flr: 12 - Concrete	Bsmnt Gar:	Override:		Electric:															
Subfloor:	Electric: 3 - Typical			Heating:															
Insulation: 2 - Typical	Int vs Ext: S			General:															
Heat Fuel: 2 - Gas	Heat Type: 1 - Forced H/Air			CALC SUMMARY															
# Heat Sys: 1	% Heated: 100	% AC: 100		Basic \$ / SQ: 130.00	Rate	Parcel ID	Typ	Date	COMPARABLE SALES										
Solar HW: NO	Central Vac: NO	% Sprinkled:		Size Adj.: 0.88028836					Rate										
% Com Wall:				Const Adj.: 1.01989794					Parcel ID										
				Adj \$ / SQ: 116.715					Typ										
				Other Features: 102524					Date										
				Grade Factor: 1.21					Sale Price										
				NBHD Inf: 1.00000000															
				NBHD Mod:															
				LUC Factor: 1.00															
				Adj Total: 829362															
				Depreciation: 218952															
				Depreciated Total: 610410															
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val:													
SPEC FEATURES/YARD ITEMS				Juris. Factor:		Before Depr: 141.22													
Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	PARCEL ID 124.0-0004-0001.A		
3	Garage	D Y	1 13X20	A	AV	1910		24.62	T	40	101			3,800		3,800			
19	Patio	D Y	1 9X24	A	AV	2000		3.99	T	15.2	101			700		700			
19	Patio	D Y	1 14X15	A	AV	2000		4.04	T	15.2	101			700		700			
More: N	Total Yard Items:	5,200	Total Special Features:		Total:	5,200											IMAGE AssessPro Patriot Properties, Inc		